

Exhibit I

1 STATE OF WISCONSIN : CIRCUIT COURT : MILWAUKEE COUNTY

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3 STATE BANK OF CHILTON,  
4 Plaintiff,

**COPY**

5 vs.

CASE NO. 09-CV-18688

6 GURPAL WISCONSIN STATIONS, LLC., et al,  
7 Defendant.

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9 CONFIRMATION OF SALE

10 PROCEEDINGS HAD in the above-entitled matter  
11 before the HONORABLE JOHN SIEFERT, a Circuit Court Judge,  
12 Branch 47, on the 1st day of November, 2010.

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15 APPEARANCES:

16 JAMES BURNETT, Attorney at Law, appears on behalf  
17 of the Plaintiff, STATE BANK OF CHILTON.

18 GILBERT URFER, Attorney at Law, appearing on  
19 behalf of the Defendant, GURPAL WISCONSIN STATIONS LLC.

20 JAMES PILMAIER, Attorney at Law, appearing on  
21 behalf of the Defendant, DAHLI WAL DARSHAN.

22 JUSTIN MERTZ and JOSEPH CINCOTTA, Attorneys at  
23 Law, appearing on behalf of the Defendant, AMCORE BANK.

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Karen Keto, Court Reporter

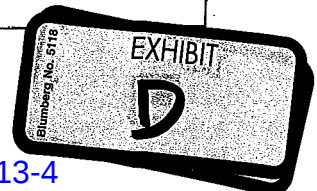


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1 THE COURT: Now the Court will call the  
2 case of State Bank of Chilton versus Gurpal Wisconsin  
3 Stations, LLC, Case No. 2009-CV-18688. Appearances,  
4 please.

5 MR. BURNETT: Your Honor, the State Bank  
6 of Chilton appears by Attorney James Burnett. There are  
7 other parties appearing which I'll let them identify  
8 themselves so the Court is aware, number of attorneys.

9 We do have a stipulation and agree subject to the  
10 Court's approval on the order confirming sale.

11 THE COURT: All appearances, please.

12 MR. URFER: Gurpal Wisconsin, LLC,  
13 appears by Gil Urfer from Nistler Law Office.

14 MR. MERTZ: Intervening plaintiff by  
15 Justin Mertz and Joe Cincotta.

16 MR. CINCOTTA: Attorney Cincotta here,  
17 your Honor.

18 MR. PILMAIER: Attorney James Pilmaier  
19 for the Official Committee of Unsecured Creditors.

20 THE COURT: I assume these are gas  
21 stations?

22 MR. BURNETT: Yes.

23 THE COURT: Let's go off the record a  
24 second.

25 (OFF THE RECORD DISCUSSION IN CHAMBERS)

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1 THE COURT: And now the Court will  
2 recall the case of State Bank of Chilton versus Gурpal  
3 Wisconsin Stations, LLC, Case No. 09-CV-18688.  
4 Appearances are as previously stated. In addition to the  
5 appearances previously stated, we note the presence in  
6 court of two individuals who have an interest in the  
7 outcome of this confirmation of sale even though they are  
8 not parties. Can you identify yourself.

9 MR. SHAHUDI: Rakim Shahudi (phonetic).

10 THE COURT: The current tenant should  
11 also step forward and state their name. State your name,  
12 sir, loudly.

13 MR. SAYEED: Murtza Sayeed (phonetic).

14 THE COURT: Okay. We note that the  
15 tenant has no rights under federal statute to protection  
16 of tenants in a foreclosure because he's a commercial  
17 tenant not residential tenant.

18 Now, we have the report of sheriff's sale  
19 indicating that the property was struck--

20 First of all, that the publication was done  
21 properly by publication in the Daily Reporter and  
22 approved. That publication was proper and the property  
23 was struck off for \$356,001 to Mount Everest Real Estate  
24 Holding Company.

25 Now, we note that it was struck off to that

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1 holding company. Is there any lay representative of that  
2 holding company in court?

3 LLC OFFICER: That would be me.

4 THE COURT: And are you the principal  
5 LLC member?

6 LLC OFFICER: Yes, I am the principal  
7 officer.

8 THE COURT: Are there any others?

9 LLC OFFICER: No.

10 THE COURT: Okay. In the future in  
11 order to make a formal appearance you have to be  
12 represented by an attorney except in small claims court.  
13 But the real estate holding company purchased it at  
14 \$356,001 more than the State Bank of Chilton did and it's  
15 been sold to them pending confirmation of sale according  
16 to David Clark. The sheriff's report is dated October 6,  
17 2010. I confirm and adopt that sheriff's report in all  
18 respects.

19 Now, I have before me here the State Bank of  
20 Chilton's order confirming the sale and they're asking me  
21 to find that even though the property assesses for more  
22 than the sale price, that fair market is given.

23 Now, you have the tax bill or comparables?

24 MR. BURNETT: I have an appraisal that  
25 was filed with the Court, your Honor, at \$380,000.

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1 MR. PILMAIER: Yes, your Honor.

2 THE COURT: We all agree?

3 MR. URFER: Yes, your Honor.

4 THE COURT: So now we have to let the  
5 purchaser know that when he pays the rest of the money, he  
6 doesn't know yet what is a fixture and what is not a  
7 fixture. Okay.

8 The order confirming sale says that with  
9 regard to any and all fixtures and/or personal property on  
10 the site here and after disputed items the Court makes no  
11 determination to the legal status at this time. The Court  
12 will defer entry of any order regarding disputed items  
13 included but not limited to dispenser of petroleum, the  
14 tank monitoring system, POS system and underground storage  
15 tank and canopy and signage. The parties agree that  
16 pending a judicial determination of whether they are  
17 fixtures or personality, they will remain on the sight at  
18 3131 West Morgan Avenue.

19 The purchaser, Mount Everest Holding Company,  
20 will be allowed to use them in the normal course of  
21 business but shall not transfer, dispose of them or  
22 destroy them or anyway damage their value until the U.S.  
23 Bankruptcy Court determines whether they're fixtures  
24 belonging with the purchaser or whether they are  
25 personality which remains in the bankruptcy estate or

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1 belong to some of the--most likely remain in the  
2 bankruptcy estate. Do you understand that?

3 I'd like to ask the LLC, Mount Everest Real  
4 Estate Holding Company, LLC, through its principal. Does  
5 LLC understand that?

6 LLC OFFICER: Yes.

7 THE COURT: Okay. Then based on that,  
8 if there are no objections to anybody including LLC, I  
9 will now confirm this sale. Okay.

10 MR. BURNETT: Thank you, Judge.

11 THE COURT: Okay. And find that fair  
12 value has been given with the winning bid and that it  
13 represents a proper--I find that fair market value is  
14 really much closer to the appraisal value than any  
15 assessed value and fair value is given, and I order  
16 confirmation of the sale and sign the order confirming  
17 sale at this time with the understanding of all the  
18 parties including the non-party successful bidder that the  
19 determination of what is a fixture and what is personality  
20 is yet to be made. Okay. So I signed it. Two copies.

21 Anything else from the parties?

22 MR. BURNETT: I'll provide a  
23 supplemental order for the disbursal of \$40,000 down  
24 payment that is sitting at the Sheriff's Office.

25 THE COURT: By the time that comes in

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1 the money may be in by then.

2 MR. BURNETT: We are hoping.

3 THE COURT: Otherwise, of course, we'll  
4 have a hearing on the disposition if they don't pay the  
5 rest.

6 Thank you. You may step down.

7 (HEARING CONCLUDED)  
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